

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - ANX-24792 - OWNER/APPLICANT:
DAVIDSON HOWARD REVOCABLE TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex two (2) parcels of land, generally located on the east side of Sycamore Trail, approximately 330 feet south of the Coran Lane alignment, containing approximately 0.52 acres (APNs 139-19-703-006 and 031), Ward 5 (Barlow).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.52 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	H-2 (General Highway Frontage)- Clark County Designation
Subject Property	Single Family Residential	R (Rural Density Residential)	H-2 (General Highway Frontage)- Clark County Designation
North	Industrial Manufacturing	R (Rural Density Residential)	C-2 (General Commercial)- City of Las Vegas Designation
South	Undeveloped	R (Rural Density Residential)	M-D (Designed Manufacturing District) (ROI-1218-00)- Clark County Designation
East	Commercial Hotels	M (Medium Density Residential)	C-2 (General Commercial)- City of Las Vegas Designation
West	Single Family Residential	R (Rural Density Residential)	R-E (Rural Estates Residential)- Clark County Designation

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	Y		Y

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ANALYSIS

One parcel is currently developed with a single family residential structure, and the other is undeveloped. The current county zoning for the parcels is H-2 (General Highway Frontage) which allows (0.5-8) units per acre, the equivalent county residential zone is R-U (Rural Open Land) which allows 0.5 units per acre. The city's equivalent zoning is R-D (Single Family Residential-Restricted) and U (Undeveloped) with an R (Rural Density Residential) General Plan designation. The applicant has indicated the proposed use of the site will be general commercial.

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city."

Additionally the site is located within the North Las Vegas Airport Overlay District, with a height restriction of 70 feet. The existing structures on the subject site are in compliance with the Airport Overlay height restriction.

FINDINGS

In the event the annexation is approved the applicant will need to submit applications for a General Plan Amendment and rezoning to accommodate the proposed use at the site. Since the subject properties meet NRS requirements pertaining to annexations and are consistent with the land use designations utilized by the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0